

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Settlers Way Frankston South VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Frankston South

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9 Luke Court Frankston South VIC 3199	\$840,000	19-Nov-20
7 Burswood Close Frankston South VIC 3199	\$815,000	03-Dec-20
15 Shearer Court Frankston South VIC 3199	\$880,000	04-Mar-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 March 2021



9 Luke Court Frankston South VIC 3199

Sold Price **\$840,000** Sold Date **19-Nov-20**

 4  2  2

Distance **0.47km**



7 Burswood Close Frankston South VIC 3199

Sold Price **\$815,000** Sold Date **03-Dec-20**

 4  2  2

Distance **0.86km**



15 Shearer Court Frankston South VIC 3199

Sold Price ^{RS} **\$880,000** Sold Date **04-Mar-21**

 4  2  2

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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